

RECEIVED

Dec 22 2025

SC Court of Appeals

**STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS**

Flats At Haywood,

Respondent,

v.

Appellate Case No. 2025-002298

Torgues Mingo,

Appellant.

**APPELLANT'S RESPONSE TO DEFICIENCY LETTER REGARDING
TRANSCRIPT ORDER**

TO: THE HONORABLE SOUTH CAROLINA COURT OF APPEALS

COMES NOW the Appellant, Torgues Mingo, pro se, and respectfully submits this Response to the Court's Deficiency Letter dated December 9, 2025, and received on December 13, 2025 regarding the ordering of transcripts, and states as follows:

1. The Appellant received the Court's Deficiency Letter dated December 9, 2025, on December 13, 2025, notifying Appellant that the time for ordering the transcript has expired.
2. The underlying matter in the Greenville County Court of Common Pleas (Case No. 2025-CP-23-6831) was disposed of by the Honorable Perry H. Gravely without an evidentiary hearing or oral arguments.
3. On November 9, 2025, the Circuit Court electronically entered a Judgment dismissing Appellant's appeal from Magistrate Court, stating: "Appellant failed to satisfy the terms of the appeal bond. At the request of the Magistrate's Court, this appeal is hereby dismissed."
4. This dismissal was based solely on documentary submissions and did not involve any court proceedings, hearings, or testimony that would have been recorded by a court reporter.
5. No hearing was scheduled or conducted before the Circuit Court prior to entry of the dismissal order.
6. Because no hearing or trial occurred in the Circuit Court, there is no transcript to order from a court reporter.
7. The only documents comprising the record on appeal are the written pleadings, notices, and orders filed in the Circuit Court case.

WHEREFORE, Appellant respectfully requests that the Court:

- A.** Accept this Response as satisfaction of the transcript ordering requirement;
- B.** Recognize that no transcript exists because no hearing was conducted;
- C.** Proceed with the appeal based on the documentary record; and
- D.** Grant such other and further relief as the Court deems just and proper.

Respectfully submitted,

s/Torgues Mingo
Torgues Mingo, Pro Se
75 Mall Connector Road, Unit 203
Greenville, SC 29607

December 19, 2025

RECEIVED

Nov 13 2025

SC Court of Appeals

FILED: '25NOV14AM11:58 STATE OF SOUTH CAROLINA
CDC JAY GRESHAM GVL SC IN THE COURT OF APPEALS

HP

FILED: '25NOV14PM2:58
CDC JAY GRESHAM GVL SC

GREENVILLE COUNTY
Court of Common Pleas

Honorable Perry H. Gravely
Greenville County Circuit Judge

Magistrate Case No: 2025-cv-23-1010-1556
Common Pleas Case No. 2025-CP-23-6831

Flats At Haywood

Respondent,

v.

Torgues Mingo

Appellant.

NOTICE OF APPEAL

I, Torgues Mingo, hereby appeals the order of the Honorable Perry H. Gravely, the Greenville County Circuit Judge, Appellant received written notice of this Order on November 12, 2025

November 13, 2025

s/Torgues Mingo
Torgues Mingo
75 Mall Connector Rd Unit 203
Greenville, South Carolina 29607
Appellant-Pro se

Torques Mingo
PLAINTIFF(S)

Flats At Haywood
DEFENDANT(S)

DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.
- ACTION DISMISSED (CHECK REASON):** Rule 12(b), SCRPC; Rule 41(a), SCRPC (Vol. Nonsuit); Rule 43(k), SCRPC (Settled);
 Other
- ACTION STRICKEN (CHECK REASON):** Rule 40(j), SCRPC; Bankruptcy;
 Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;
 Other
- STAYED DUE TO BANKRUPTCY**
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**
 Affirmed; Reversed; Remanded;
 Other Appellant failed to satisfy bond

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: See attached order (formal order to follow) Statement of Judgment by the Court:

Appellant failed to satisfy the terms of the appeal bond. At the request of the Magistrate's Court, this appeal is hereby dismissed.

ORDER INFORMATION

This order ends does not end the case. See Page 2 for additional information.

For Clerk of Court Office Use Only

This judgment was electronically entered by the Clerk of Court as reflected on the Electronic Time Stamp, and a copy mailed first class to any party not proceeding in the Electronic Filing System on 11/09/2025 .

Flats At Haywood for Flats At Haywood
West Greenville Summary Court
Torques Mingo for Torques Mingo
Flats At Haywood for Flats At Haywood
Torques Mingo for Torques Mingo

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Nov 13 2025
SC Court of Appeals

NAMES OF TRADITIONAL FILERS SERVED BY MAIL

Court Reporter:

E-Filing Note: The date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgment to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.



Greenville Common Pleas

Case Caption: Torques Mingo VS Flats At Haywood

Case Number: 2025CP2306831

Type: Order/Electronic Form 4

So Ordered

Hon Perry H. Gravely, Chief Administrative
Judge-Civil

Electronically signed on 2025-11-09 20:12:57 page 3 of 3

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**STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS**

Flats At Haywood,

Respondent,

v.

Appellate Case No. 2025-002298

Torgues Mingo,

Appellant.

APPELLANT'S RESPONSE TO DEFICIENCY LETTER
REGARDING PROOF OF SERVICE
AND
PROOF OF SERVICE

TO: THE HONORABLE SOUTH CAROLINA COURT OF APPEALS

COMES NOW the Appellant, Torgues Mingo, pro se, and respectfully submits this Response to the Court's Deficiency Letter dated December 9, 2025, regarding proof of service, along with the required Proof of Service.

RESPONSE TO DEFICIENCY LETTER

1. The Appellant received the Court's Deficiency Letter dated December 9, 2025, on December 13, 2025, notifying Appellant that a proof of service has not been provided.
2. Appellant hereby provides the attached Proof of Service substantially in the format shown by Form 7 in Appendix C to Part II of the South Carolina Appellate Court Rules (SCACR).
3. Appellant respectfully requests that the Court accept this filing as curing the noted deficiency.

**STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS**

Appellate Case No. 2025-002298

CERTIFICATE OF SERVICE

I, Torgues Mingo, being duly sworn, depose and say:

1. That I am the Appellant in the above-captioned matter.
2. That on November 13, 2025, I served the Notice of Appeal on the following parties by depositing a true copy thereof in the United States Mail, first class, postage prepaid, addressed as follows:

Flats At Haywood
75 Mall Connector Rd
Greenville, South Carolina 20607

Greenville County Summary Court
301 University Ridge
Greenville County, South Carolina 29601

Greenville County Clerk of Court
305 E. North Street
Greenville, South Carolina 29601

3. That on this date, December 19, 2025, I am serving this Response to Deficiency Letter and Proof of Service on the following parties by depositing a true copy thereof in the United States Mail, first class, postage prepaid, addressed as follows:

Flats At Haywood
75 Mall Connector Rd
Greenville, South Carolina 20607

Greenville County Summary Court
301 University Ridge
Greenville County, South Carolina 29601

South Carolina Court of Appeals
Clerk of Court
Post Office Box 11629
Columbia, SC 29211

South Carolina Office of Court Administration
1220 Senate Street, Suite 200
Columbia, SC 29201
transcripts@sccourts.org

4. I certify that the foregoing is true and correct to the best of my knowledge, information, and belief.

s/Torques Mingo
Torques Mingo-Appellant
75 Mall Connector Road, Unit 203
Greenville, SC 29607

DECLARATION UNDER PENALTY OF PERJURY

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 19, 2025.

s/Torques Mingo
Torques Mingo-Appellant
75 Mall Connector Road, Unit 203
Greenville, SC 29607

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Flats At Haywood,

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v.

Appellate Case No. 2025-002298

Torgues Mingo,

Appellant.

CERTIFICATE OF SERVICE

I hereby certify that on this 19th day of December, 2025, I served the following documents on all parties by depositing true copies thereof in the United States Mail, first class, postage prepaid, addressed as follows:

DOCUMENTS SERVED:

1. Appellant's Response to Deficiency Letter Regarding Transcript Order
2. Appellant's Response to Deficiency Letter Regarding Proof of Service and Proof of Service

PARTIES SERVED:

Flats At Haywood-Respondents
75 Mall Connector Rd
Greenville County, South Carolina 29607

Greenville County Summary Court
301 University Rd
Greenville, South Carolina 29601

Greenville County Clerk of Court
305 E. North Street
Greenville, South Carolina 29601

South Carolina Court of Appeals
Clerk of Court
Post Office Box 11629
Columbia, SC 29211

South Carolina Office of Court Administration
1220 Senate Street, Suite 200
Columbia, SC 29201
transcripts@sccourts.org

Submitted by:

s/Torques Mingo
Torgues Mingo, Pro Se
75 Mall Connector Road, Unit 203
Greenville, SC 29607

December 19, 2025

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SC Court of Appeals

Torgues Mingo
75 Mall Connector Road, Unit 203
Greenville, SC 29607

December 19, 2025

South Carolina Court of Appeals
Clerk of Court
Post Office Box 11629
Columbia, SC 29211

Re: Torgues Mingo v. Flats at Haywood
Appellate Case No. 2025-002298
Response to Deficiency Letters dated December 9, 2025

Dear Clerk of Court:

Enclosed please find the following documents in response to the two deficiency letters dated December 9, 2025, which I received on December 13, 2025:

1. Appellant's Response to Deficiency Letter Regarding Transcript Order
2. Appellant's Response to Deficiency Letter Regarding Proof of Service and Proof of Service
3. Certificate of Service

TRANSCRIPT DEFICIENCY:

As explained in the Response, no hearing was conducted by the Greenville County Circuit Court. The dismissal order was entered based solely on documentary submissions without any evidentiary hearing or oral arguments. Therefore, no transcript exists to order from a court reporter.

PROOF OF SERVICE DEFICIENCY:

The enclosed Proof of Service is provided substantially in the format of SCACR Form 7, certifying service of the Notice of Appeal on the Respondent and all required parties.

These responses are submitted within the ten (10) day deadline specified in both deficiency letters. I respectfully request that the Court accept these filings as curing the noted deficiencies and allow this appeal to proceed.

Should the Court require any additional information or documentation, please do not hesitate to contact me.

Respectfully submitted,

s/ Torgues Mingo
Torgues Mingo, Pro Se
75 Mall Connector Rd Unit 203
Greenville, South Carolina 29607

Enclosures (3)

cc: Flats At Haywood (via U.S. Mail)
South Carolina Office of Court Administration (via U.S. Mail and email to
transcripts@sccourts.org)